



Office of the Cook County Treasurer
Maria Pappas

2009 SCAVENGER SALE

To Begin December 29, 2009

RULES, REGULATIONS & REGISTRATION MATERIALS

THERE WILL BE NO EXCEPTIONS TO ANY RULE, REQUIREMENT, OR POLICY SET FORTH IN THESE RULES AND REGULATIONS OR REGISTRATION DOCUMENTS. BY SIGNING THE REGISTRATION DOCUMENTS, YOU ACKNOWLEDGE THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO ALL RULES, REQUIREMENTS AND POLICIES SET FORTH IN THESE RULES, REGULATIONS & REGISTRATION MATERIALS (INCLUDING ALL ATTACHMENTS HERETO, COLLECTIVELY THE "REGISTRATION PACKET").

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NOTICE TO ALL RECIPIENTS OF THE 2009 SCAVENGER SALE RULES, REGULATIONS & REGISTRATION MATERIALS: ALL SUCH MATERIALS CONTAINED HEREIN ARE COPYRIGHTED AND PROTECTED FROM UNAUTHORIZED USE. PURSUANT TO U.S. COPYRIGHT ACT 17 USCS § 106, THE REPRODUCTION, DISTRIBUTION, DISSEMINATION, PREPARATION OR DISPLAY OF THESE COPYRIGHTED MATERIALS OR ANY DERIVATIVE WORK THEREOF, OR ANY OTHER TRANSFER OF SUCH COPYRIGHTED MATERIALS OR DERIVATIVE WORK THEREOF IS STRICTLY PROHIBITED.

IMPORTANT! PLEASE READ ALL OF THE FOLLOWING INFORMATION CAREFULLY BEFORE YOU CONSIDER TAKING PART IN THE 2009 SCAVENGER SALE. CERTAIN PROVISIONS MAY HAVE CHANGED SINCE THE PREVIOUS SALE.

PURSUANT TO APPLICABLE PROVISIONS OF THE ILLINOIS COMPILED STATUTES AND RELATED CASE LAW (INCLUDING, WITHOUT LIMITATION, THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/1-1 et seq.)), MARIA PAPPAS, COOK COUNTY TREASURER AND EX-OFFICIO COLLECTOR OF COOK COUNTY, HAS ADOPTED THE FOLLOWING RULES AND REGULATIONS FOR CONDUCTING THE 2009 SCAVENGER SALE.

ALL REFERENCES HEREIN TO "TREASURER", "TREASURER'S OFFICE" OR WORDS OF SIMILAR IMPORT SHALL REFER TO THE COOK COUNTY TREASURER. ANY REFERENCE HEREIN TO THE "COUNTY BUILDING" SHALL REFER TO 118 NORTH CLARK STREET, CHICAGO, ILLINOIS 60602. UNLESS THE CONTEXT INDICATES OTHERWISE, THE TERM "TAX BUYER" SHALL BE DEEMED TO INCLUDE THE AUTHORIZED BIDDERS OF SUCH TAX BUYER (ASSUMES PROPER COMPLIANCE WITH SINGLE SIMULTANEOUS BIDDER RULE). ALL STATUTORY REFERENCES ARE SUBJECT TO THE ILLINOIS PROPERTY TAX CODE, 35 ILCS 200/1-1 *ET SEQ.*

RULES AND REGULATIONS

STATE LAW PROHIBITS COOK COUNTY EMPLOYEES FROM DISCUSSING OR GIVING ADVICE AS TO YOUR LEGAL ELIGIBILITY TO REGISTER, HOW TO BID, HOW TO OBTAIN A CERTIFICATE OF PURCHASE, OR HOW TO FULFILL THE LEGAL REQUIREMENTS OF GOING TO DEED. ALL SUCH INQUIRIES SHOULD BE DIRECTED TO YOUR OWN ATTORNEY.

PERSONS WHO MAY NOT PARTICIPATE IN THE 2009 SCAVENGER SALE PURSUANT TO 55 ILCS 55/1:

"No county officer, and no person employed by, or who is a relative or representative of, any county officer in the State of Illinois, while in office or holding office or while in such office or employment, shall have, possess or acquire any pecuniary interest, directly, indirectly or beneficially, or by any derivative process, in any real estate tax forfeiture or foreclosure in the county in which such county officer presides, other than the fee provided by law for the official duties of any such county officer in such proceedings. For purposes of this Section 'relative' shall be defined as a spouse or child, or the spouse of a child, including a child by adoption."

Also Note the Eligibility Requirements Set Forth Hereafter:

I) INTRODUCTION/SCAVENGER SALE LOCATION

The 2009 Scavenger Sale (the "Scavenger Sale") of delinquent real estate tax liens on properties has been scheduled to commence at **8:00 a.m. on December 29, 2009.**

The Scavenger Sale will be conducted **from 8:00 a.m. to 2:00 p.m.** each business day. At the discretion of the Scavenger Sale Supervisor, these hours may be extended or shortened to accommodate the sale schedule. The Scavenger Sale includes properties in Cook County eligible for sale due to delinquencies on two or more tax years.

The Scavenger Sale will be conducted at the **Juvenile Detention Center, located at 1100 South Hamilton, Chicago, Illinois, Lower Level Auditorium.** A list of tax delinquent properties will be published in community newspapers by township on December 2 and 3, 2009. Lists of these parcels will also be available for inspection and purchase at the Treasurer's Office, Room 218 of the County Building, and for inspection in the Clerk's Office, Room 434 of the County Building.

PAYMENT REQUIREMENTS

All payments related to the Scavenger Sale, whether for registration, delinquent lists, or successful bids, must be made by certified check, cashier's check, money order or cash. Checks and money orders must be made payable to the Cook County Treasurer for the EXACT amount required, or they *will not* be accepted under any circumstances. The Treasurer's cashiering system does not permit making any change on a non-cash transaction.

Failure to pay the minimum or balance on any awarded bid within the prescribed time limit as outlined in these rules will result in the tax buyer's default.

Each bill for successful bids, also known as a "buy sheet," must be paid with a separate certified check, cashier's check, money order or cash in the exact amount required for that buy sheet.

All payments must be made in Room 112 of the Treasurer's Office in the County Building.

No personal or business checks or credit cards will be accepted.

II) LISTINGS OF AVAILABLE PROPERTIES

- A) Publication listings will be available for purchase in Room 218 of the Treasurer's Office, on or after **December 2, 2009**. This list will be available for purchase in paper form or CD:

Delinquent General List	\$250
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- B) Before purchasing a copy of the Scavenger Sale list, go to the Treasurer's Office, Room 112 of the County Building, pay the fee, and then bring your receipt to Room 218 to receive your hardcopy or CD. Payment must be made by certified check, cashier's check, money order, or cash in the exact amount required. No personal or business checks or credit cards will be accepted.
- C) The delinquent taxes on the parcels offered for sale are described solely by their Property Index Number (PIN), and NOT the common street address. Street addresses and/or the classification of the property listed on the sale list as of the date of sale are not guaranteed to be accurate. The Treasurer's Office does not assume responsibility of any kind, implied or otherwise, as to the accuracy of street addresses and/or property classifications, or the legal status or condition of the properties. **It is the responsibility of each tax buyer to perform proper research to determine the property location, classification, nature and the condition of any property or improvements prior to the sale. ALL SALES ARE FINAL.**

III) ELIGIBILITY REQUIREMENTS

You **MAY NOT** participate in the Scavenger Sale if:

- A) You fail to complete and deliver an "Application for Certificate of Purchase" in the form attached to this registration packet truthfully, accurately and in full.
- B) You bid upon or apply "to purchase any delinquent taxes at the sale for a person who is the party or agent of the party who owns the applicable property or is responsible for the payment of the delinquent taxes," or, in other words, attempt to buy delinquent taxes for someone who is liable for paying the taxes on the property. 35 ILCS 200/21-265.
- C) You are the owner, agent for the owner or other party responsible for the payment of the general taxes on any property which is located in Cook County and the taxes for any such property are delinquent or forfeited for all of or any part of each of two (2) or more years, except for any year for which a Certificate of Error is issued.
- D) You, either directly or through an agent, twice during the same sale fail to complete a purchase by paying the minimum bid and/or the balance of a bid within the prescribed time limits outlined herein.
- E) You are acting as the agent or representative of someone who would not be eligible to participate in the Scavenger Sale.

IV) REGISTRATION REQUIREMENTS

A) REGISTRATION MATERIALS

- 1) All tax buyers must complete the accompanying 2009 Scavenger Sale Registration Forms in full. Registration will begin December 2, 2009 and will end at 4:00 p.m. on December 21, 2009. Copies of the registration forms are attached to these materials. Completed registration forms will only be accepted in Room 218 of the Treasurer's Office. Illinois law closes the registration of tax buyers five (5) business days prior to the first day of sale. No exceptions will be made for failure to timely submit a COMPLETED registration packet.
- 2) Each tax-buying entity must include on the registration forms the name and address of each bidder authorized to bid on behalf of such tax buyer. **Each buying entity will be limited to four (4) registered bidders, including the named purchaser. However, a tax buyer shall not be allowed to have more than one (1) registered bidder participate in each bidding session. A bidder may not bid for more than one tax buyer in each bidding session.**
- 3) Each tax buyer desiring to participate in the Scavenger Sale must sign an agreement to abide by the "Acknowledgement of the Single, Simultaneous Bidder Rule," and make certain disclosures with respect to such rule (pg. 23). No tax buyer may have its/his/her/their actual or apparent agents, employees, or related entities, directly or indirectly register under multiple registrations for the intended or perceived purpose of having more than one person bidding at the tax sale at the same time for the intended or perceived purpose of increasing the principal's likelihood of obtaining a successful bid on a parcel. Related bidding entities, or entities perceived to be related, may not bid at the same time, or be in the bidding area at the same time during the Scavenger Sale. Any bidder or entity in violation of the Single Simultaneous Bidder Rule will, at the discretion of the Cook County Treasurer, be barred from the remainder of the sale and may be subject to additional action of the Cook County Treasurer's Office as set forth in Section IV) E) 1) a) or b) herein.
- 4) Each tax buyer and, where so instructed, each registered bidder, must sign and certify each document required herein under penalty of perjury, as provided by law.
- 5) Each tax buyer and registered bidder must complete the "Application for Certificate of Purchase" pursuant to Illinois law (pg. 25). This form must

be submitted at the time of registration. The Schedule of Properties referenced in the "Application for Certificate of Purchase" is to be completed after your purchases and submitted to the Cook County Clerk, in accordance with the guidelines set by the Clerk as described/listed in the pages following the Treasurer's Rules and Regulations.

B) REGISTRATION FEE

- 1) There is a non-refundable \$100 Registration Fee required for each tax buyer to participate in the Scavenger Sale. The fee is strictly for registration and will not be applied to any successful bids you make.
- 2) Payment must be made in Room 112 of the Treasurer's Office (see **Payment Requirements** on page 4). There, you will receive a receipt that must be presented when you submit your registration forms in Room 218 of the Treasurer's Office. Registration forms presented without evidence of the paid fee will be considered INCOMPLETE, and thus will not be accepted or considered. **Registration forms or fees received via mail WILL NOT BE ACCEPTED.**

C) PHOTOCOPIES OF VALID FORMS OF IDENTIFICATION

- 1) All registered tax buyers, and each of their authorized bidders, must submit a clear and legible photocopy of one of the following forms of identification (ID): (i) state-issued driver's license; (ii) state-issued photo ID card; (iii) U.S. passport; or (iv) U.S. military photo identification card. No other forms of ID will be accepted. Your ID must be valid at the time it is submitted with your registration materials. Your photograph on the ID must appear clearly on the photocopy submitted with your registration materials. **The Treasurer's Office will not make photocopies of these materials for you. Registration packages submitted without clear and legible photocopies of the identifications as described above will be considered INCOMPLETE.**
- 2) Each person intending to participate in the Scavenger Sale MUST carry one of the above forms of photo identification with him/her at all times during the sale. The Treasurer's Office will periodically ask to see identification. **PERSONS NOT CARRYING BOTH A PHOTO ID AND A TAX SALE ID WILL NOT BE ALLOWED TO PARTICIPATE IN THE SALE.**

D) TAX BUYER IDENTIFICATION NUMBER

- 1) Each tax buyer will be assigned a Tax Buyer Identification number. This number will be assigned to you when your completed registration materials have been approved (see section V below). This number will be required each time you purchase taxes or make a payment on your tax purchases.

E) ACCURACY OF REGISTRATION INFORMATION SUBMITTED

- 1) In the event that any registration submitted to the Treasurer's Office contains any misstatement of a material fact or any omission to state a material fact, each of which shall be unilaterally determined by the Treasurer's Office, then and in that event the Treasurer's Office may in its sole and exclusive discretion exercise any remedy and/or take any action or withhold any action which the Treasurer's Office deems to be appropriate, including but not limited to the following:
 - a) that any and all purchases made by such registrant or awards issued to such registrant may be declared to be null and void by the Treasurer's Office;
 - b) prohibit any such registrant, its successors or assigns, its officers, directors, shareholders, members, managing members, limited partners, general partners or other persons, entities or business organizations whatsoever, directly or indirectly affiliated with such registrant from directly or indirectly participating in any future tax sale or scavenger sale for a period of time to be determined by the Treasurer's Office.

V) SCAVENGER SALE PROCEDURES

A) IDENTIFICATION BADGES

- 1) All tax buyers and their authorized bidders will be given identification badges. These badges must be worn at all times during the auction process. Only persons wearing this identification badge will be allowed in the auction area and will be allowed to bid.
 - Badges must be picked up between the hours of 9:00 a.m. to 4:00 p.m. on Thursday December 24, 2009 or Monday, December 28, 2009, in Room 218. They will not be available at the Scavenger Sale location

the first day of the sale, which is December 29, 2009. After the first day of the sale, badges can be picked up from the Tax Sale Department in Room 218 of the Treasurer's Office.

- NOTE: Each authorized registered bidder is ONLY PERMITTED TO PICK UP HIS/HER OWN BADGE AND MUST HAVE HIS/HER PHOTOGRAPH TAKEN. Further, each bidder must present a valid form of identification at said time.
- 2) Persons who have lost or forgotten their identification badge will not be allowed to take part in the Scavenger Sale until a replacement badge is obtained. A \$15.00 fee will be assessed to obtain a replacement badge. Payment for a duplicate badge must be made in Room 112 of the Treasurer's Office. A lost badge will not be replaced until 1) payment is made and 2) a request is submitted in writing with the original payment receipt attached. Such requests may be submitted to the Tax Sale Department in Room 218 of the Treasurer's Office.
- NOTE: The bidder requesting a replacement badge will not be able to participate in the sale until his/her badge is replaced, which will take one business day to complete. A bidder may pick up their replacement badge at the Scavenger Sale location, the business day following their request.
- 3) You are prohibited from lending your identification badge to another person. The Treasurer's Office reserves the right to request proof of identification from any individual at any time, participating in or observing the Scavenger Sale. Anyone discovered lending or using another person's identification badge will be permanently barred from the remainder of the sale, will be referred to the proper authorities and may be subject to additional action of the Cook County Treasurer's Office as set forth in Section IV) E) 1) a) or b) herein.

B) PROPERTY IDENTIFICATION, CLASSIFICATION AND LOCATION

- 1) The delinquent taxes on the parcels offered for sale are described solely by their PIN, and NOT the common street address. Street addresses and/or the classification of the property as listed on the sale list as of the date of sale are not guaranteed to be accurate. **It is the responsibility of each tax buyer to perform proper research to determine the property location, classification, as well as the nature and condition of any property or improvements prior to the sale.**

What Are You Buying?

You are not buying the property. You are buying a delinquent tax lien on the property. To maintain this lien, or acquire any other interest in the property itself, you must follow all steps as required by applicable statute, administrative rule and case law.

You have NO right to have the tax bill put in your name, or to take any action with respect to the property unless and until you obtain a tax deed from the Circuit Court of Cook County.

C) ORDER OF SALE

- 1) **Parcels are offered in** Volume and PIN order, and WILL NOT be re-offered on behalf of any tax buyer.

D) LISTED PARCELS REMOVED FROM THE SALE

- 1) Some parcels published as sale-eligible may not be offered at the sale for a number of reasons. These include, but are not limited to: full satisfaction of the taxes by the owner (or agent thereof) prior to sale; bankruptcy; federal forfeiture; municipal acquisition; exempt property; removal by court order; prior no-cash bid; and other reasons required by law.
- 2) The publication list purchased by tax buyers is printed earlier than the sale books used to conduct the auction. Some parcels on the publication list purchased by tax buyers may have been removed for the same reasons as listed above in paragraph 1, and will not, therefore, be read or offered at the sale.
- 3) Once a parcel has been announced as having been removed from the sale for any of the above reasons, it will not be re-offered at the current sale.

E) NO-CASH BIDS/OVERBID REQUIREMENTS

- 1) Cook County, as Trustee of the various taxing districts, may purchase some parcels at the Scavenger Sale. Such a parcel will be announced as a "NO-CASH BID." Tax buyers may still acquire these parcels, but only by making an OVERBID, that is, a bid in excess of the total amount of taxes due, including accrued penalty.

F) BIDDING

- 1) Each tax-buying entity will be allowed to have only one (1) registered bidder in the Scavenger Sale room and participating in the sale during each bidding session. This means that large corporate bidders, families, and other groups with several registered bidders must elect one person to represent the tax buyer at any given time. Those registered bidders not currently taking part in the sale will not be allowed to sit with the active bidder during the sale.
- 2) During the Scavenger Sale, the opening bid on a parcel must be \$250.00 or one-half of the total taxes due if that amount is less than \$500.00. Thereafter, the **minimum bidding increment will be \$50.00**. Bidders are allowed to bid in excess of the minimum bidding increment to expedite the sale. When the bid amount reaches \$1,000.00, the **minimum bid increment thereafter will be \$100.00**.
- 3) The successful bidder will be that person bidding the highest dollar amount while the parcel is still offered by the auctioneer. The auctioneer will announce the highest bid, thus closing the sale on that particular parcel. **All decisions by the Auctioneer are FINAL. No sale of a parcel will be voided, canceled, or re-offered due to the mistake or error of a successful bidder.**
- 4) When a tax buyer has been deemed the successful bidder on a parcel, the tax buyer will be asked for both their TAX BUYER NAME and TAX BUYER NUMBER. The auctioneer will repeat the TAX BUYER NAME, TAX BUYER NUMBER and AMOUNT BID and log this information into the sale records. It is imperative that the TAX BUYER NAME, TAX BUYER NUMBER and AMOUNT BID are announced and recorded correctly; otherwise, the tax buyer may not be able to complete the purchase.
- 5) Tax buyers who have failed to make timely payments on any single awarded bid, but are not removed from the sale because they were not in default on two parcels, will not be permitted to bid on that same parcel during the re-offer sale.

G) BILLS/BUY SHEETS

- 1) Tax buyers will be given "buy sheets," which will be their only bill for a day's purchases. These buy sheets will be available after 2:30 p.m. **Once a tax buyer has picked up a buy sheet for the day,** the tax buyer is barred from further bidding on that date.

- 2) Tax buyers must check their buy sheets upon receipt. Corrections will be made at that time if needed. Once the tax buyer has signed for the buy sheet, no corrections will be made.

H) SEATING AT THE SALE

- 1) Seating at the sale is on a first-come, first-serve basis. Seats may not be held or reserved. Once a seat has been vacated, any participant is free to occupy that seat.
 - **Because of fire regulations, seating in the auction room is limited to 250 persons (which shall include applicable County Staff). Once that limit is reached, or available seating is filled, no further tax buyers will be permitted in the room unless and until someone leaves. Active bidders will have priority over inactive bidders and the public.**

I) GENERAL INFORMATION

- 1) Employees of the Treasurer's Office are prohibited from discussing or giving advice as to legal eligibility to register, how to bid, how to obtain a certificate of purchase and/or how to fulfill the legal requirements of going to deed. All such inquiries should be directed to your attorney. Further, all tax buyers are urged to consult with their own attorney BEFORE making any bids.
- 2) Smoking is prohibited in the auction room. The presence and consumption of food in the auction room is prohibited. The consumption of non-alcoholic beverages is permitted, provided that you deposit your trash in a waste container when you leave. The presence or consumption of any alcoholic beverages is strictly prohibited. Persons suspected of being under the influence of alcohol or other controlled substances will be removed from the sale.
- 3) Any person interfering with or disrupting the conduct of the Scavenger Sale in any manner will be required to leave the auction.
- 4) Use of cellular telephones in the Scavenger Sale room is prohibited. Bidders who violate this rule will only be warned once. Repeat offenders will be barred from the sale for the remainder of the sale day. Please turn off ringers on all telephones and place pagers on silent mode while in the Scavenger Sale room. Tax buyers who repeatedly violate this rule may be barred from the remainder of the sale at the discretion of the Scavenger

Sale Supervisor.

- 5) Any objection or complaint relating to the Scavenger Sale, its conduct or procedures should be directed first to the Scavenger Sale Supervisor and followed up in writing. **At no time should complaints or other questions be brought to the auctioneers or computer operators.**
- 6) **ANY TAX BUYER OR REGISTERED BIDDER ATTEMPTING TO MAKE PERSONAL CONTACT WITH AN AUCTIONEER, REGARDLESS OF WHETHER THE AUCTIONEER IS ON DUTY, WILL BE PERMANENTLY BARRED FROM THE REMAINDER OF THE SALE.**
- 7) The Treasurer's Office reserves the right, at any time, to temporarily suspend or interrupt the sale to maintain order, resolve disputes or questions, or for other good cause as unilaterally determined by the Treasurer's Office.
- 8) There will be one half-hour lunch break during the sale day. If the sale runs behind schedule, sale times will be extended or breaks shortened at the discretion of the Scavenger Sale Supervisor.
- 9) County employees are strictly prohibited from accepting any gift from persons doing business with the County. This ban includes food, drinks, and other nominal items. Please do not jeopardize the employment of any employee by offering or giving any remuneration, gift, food or beverage. **Employees who accept any such offer will be terminated.** Bidders or tax buyers who violate this rule may be barred from the remainder of the sale and may be subject to additional action of the Cook County Treasurer's Office as set forth in Section IV) E) 1) a) or b) herein.
- 10) If you are using a portable computer, it must operate on batteries. It may not be plugged into outlets in the County Building or the sale area.

VI) PAYMENT PROCEDURES

- A) **PRIOR TO THE CLOSE OF BUSINESS (5:00 p.m.) ON THE DAY DELINQUENT TAXES ARE SOLD,** the successful bidder must make a payment of \$250.00 (or the minimum acceptable bid) **on each parcel purchased** to secure the sale. All payments must be made at the Treasurer's Office in Room 112 of the County Building. NO PAYMENTS WILL BE ACCEPTED AT THE SCAVENGER SALE SITE.
 - 1) A tax buyer, on the date of purchase, may pay the minimum amount **or**

the entire bill. **A tax buyer may not make a partial payment in any other amount.**

- 2) NOTE: Due to the requirement that the minimum bid for each PIN purchased must be tendered on the date of purchase, you are urged to bring with you several cashier's checks, certified checks or money orders, in the minimum amount of \$250 per successful bid.
- B) **Payments will only be accepted in the form of a cashier's check, certified check, money order or cash in the exact amount required.¹ Personal or business checks and credit cards will not be accepted.** For your protection, **WE STRONGLY DISCOURAGE CASH PAYMENTS.** Checks and money orders must be made payable to the COOK COUNTY TREASURER.
- C) Outstanding balances of a tax buyer's buy sheet **MUST BE PAID IN FULL** by the close of the next business day. Outstanding balances will include all statutory fees and costs. Once again, payment must be made at the Treasurer's Office in Room 112 of the County Building, and will **be accepted in the form of a cashier's check, certified check, money order or cash.**
 - 1) NOTE: With the exception of the last day of the sale, all successful bids must be paid in full by the close of the business day following the day a bid is awarded. If such payment is not tendered in full, the buyer will be considered in default for that purchase. Please note that the buyer is only allowed to default on one successful bid per sale without being barred from the remainder of the sale. **On the last day of the sale, all successful bids must be paid in full by the close of the business day January 11, 2010.**
- D) Each parcel purchased will be assessed a base fee of \$190.00 together with penalty and interest associated with the delinquency which must be paid by the purchaser pursuant to the Property Tax Code. These fees will be added to the balance due. They are (a) \$100.00 Sale-In-Error Fee; (b) \$80.00 Indemnity Fund Fee; and (c) \$10.00 Automation Fee.
 - 1) NOTE: An additional \$30.00 fee will be collected by the County Clerk separate from the fees collected at the time of sale. These fees are all imposed by State Statute and are not discretionary.
- E) Tax buyers will be given receipts for payments. **Do not lose these**

¹ Tax buyers whose total CASH payment exceeds \$10,000 on any date are subject to the reporting requirements of 26 U.S.C. § 60501, I.R.S. Form 8300.

receipts, as NO duplicates will be available. Each tax buyer is solely responsible for the safekeeping of the tax buyer's buy sheets and receipts.

- F) In the event a tax buyer fails twice in making either of the following types of required bid payments, such tax buyer shall be barred from the remainder of the sale: (a) payment of the minimum successful bid on the date the bid is awarded; or (ii) payment of the balance of the successful bid by the close of the next business day.

VII) TAX BUYERS PERSONALLY LIABLE FOR ALL BIDS

- A) Tax buyers are **personally liable** for amounts due on all successful bids. If any tax buyer fails to make a minimum payment on the date of the sale, or to pay the balance due by the close of the next business day, the Cook County Treasurer, through the Cook County State's Attorney, will initiate legal proceedings to collect all amounts due. If a tax buyer fails twice to make payment on any awarded bid (see VI above), that tax buyer will be in default and will be barred from participating in the remainder of the sale.
- B) Once a tax buyer has defaulted twice as provided above, (i.e. defaulting on 2 or more successful bids) a tax buyer may not participate in the remainder of the auction or make any further payments on any bids.
- C) Tax buyers in default, while personally liable for their bids, are not entitled to the certificates of purchase.
- D) No certificates of purchase will be awarded to a tax buyer who has failed to make full payment.

VIII) RE-OFFER SALE

- A) Within 30 days from the last day of the regular Scavenger Sale, the Treasurer's Office will conduct the re-offer sale. The re-offer sale consists of parcels that were awarded at the regular portion of the Scavenger Sale, but were not paid in full by the close of the next business day.
- B) A date for the re-offer sale will be made public at or near the close of the Scavenger Sale.
- C) A list of all parcels to be offered at the re-offer sale will be posted and available at the Juvenile Detention Center shortly after the close of the regular portion of the Scavenger Sale. A list of the re-offered parcels will NOT be published in any newspaper.

IX) INQUIRIES

- A) General inquiries can be made to the Tax Sale Department in Room 218 of the County Building, or by telephone at (312) 443-5100. Information is also available through the Cook County Treasurer's Offices' Web site at www.cookcountytreasurer.com.
- B) Questions pertaining to legal matters should be directed to your own attorney. The Cook County Treasurer's Office staff, including our legal staff, **WILL NOT** answer your questions on how to participate in the sale, proceed to tax deed, redemption periods, interest on redemptions, etc. If you do not have an attorney, you may call the Chicago Bar Association Lawyer Referral Services at (312) 554-2001.



**OFFICE OF THE COUNTY TREASURER
118 NORTH CLARK STREET, ROOM 112
Chicago, Illinois 60602**

**MARIA PAPPAS
COUNTY TREASURER**

2009 Scavenger Sale Schedule

THE SCAVENGER SALE BEGINS ON TUESDAY, DECEMBER 29, 2009 AT 8:00 A.M. THE SALE WILL RUN UNTIL 2:00 P.M. EACH SCHEDULED DAY. DAILY HOURS MAY BE EXTENDED AS NEEDED.

DATE	VOLUME	Townships
December 29, 2009	001-016	Barrington, Berwyn, Bloom
January 5, 2010	017-072	Bloom, Bremen, Calumet, Cicero, Elk Grove, Evanston, Hanover, Lemont, Leyden
January 6, 2010	073-198	Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Oak Park, Orland, Palatine, Palos, Proviso, Rich, River Forest, Riverside, Schaumburg, Stickney, Thornton
January 7, 2010	199-217	Thornton
January 8, 2010	218-292	Thornton, Wheeling, Worth, Hyde Park
January 11, 2010	293-600	Hyde Park, Jefferson, Lake, Lake View, North Chicago, Rogers Park, South Chicago, West Chicago



**OFFICE OF THE COUNTY TREASURER
118 NORTH CLARK STREET, ROOM 112
Chicago, Illinois 60602**

**MARIA PAPPAS
COUNTY TREASURER**

09 - _____
Registration Number

**2009 Scavenger Sale Registration
Section I**

REGISTERED TAX BUYER – Legal entity to which certificates of purchase will be issued:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____ SSN: _____
FEIN: _____

Section II

AUTHORIZED BIDDERS – Only the following individuals are authorized to bid on behalf of and bind the above-named Tax Buyer (**Remember to attach photocopy of all bidders' photo identification**):

<u>Name/SSN:</u>	<u>Address</u>	<u>Phone, Fax & E-mail</u>
1) _____ SSN: _____	_____ _____ _____	_____ _____ _____
2) _____ SSN: _____	_____ _____ _____	_____ _____ _____
3) _____ SSN: _____	_____ _____ _____	_____ _____ _____
4) _____ SSN: _____	_____ _____ _____	_____ _____ _____

Section III

Identify the legal status of the tax buying entity in Section I (select ONLY one):

Individual	<input type="checkbox"/>	Assumed Name	<input type="checkbox"/>	Partnership	<input type="checkbox"/>
Limited Partnership	<input type="checkbox"/>	Corporation/LLC	<input type="checkbox"/>	501(c)(3)	<input type="checkbox"/>

If you selected "Individual," you may proceed to Section V.

Section IV

A) If you are buying under an **Assumed Name**, please provide the following:

County/State in which your Assumed Name is filed: _____

Name of person buying under Assumed Name: _____

Address of person: _____ City: _____

State: _____ Zip: _____ Telephone: _____

- 1) For each person having an ownership or profit sharing interest in the **Assumed Name** entity, provide the following information (use an additional sheet if necessary):

	<u>Name/SSN:</u>	<u>Address</u>	<u>Phone, Fax & E-mail</u>
1)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
2)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
3)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
4)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____

- B) If the tax buyer is a **Partnership**, please provide the following regarding ALL PARTNERS (general, limited, equity or other) (use an additional sheet of paper if necessary):

	<u>Name/SSN:</u>	<u>Address</u>	<u>Phone, Fax & E-mail</u>
1)	_____	_____	_____
SSN:	_____	_____	_____

	_____	_____	_____
	_____	_____	_____
2)	_____	_____	_____
SSN:	_____	_____	_____
	_____	_____	_____
3)	_____	_____	_____
SSN:	_____	_____	_____
	_____	_____	_____
4)	_____	_____	_____
SSN:	_____	_____	_____
	_____	_____	_____

C) If the tax buyer is a **Limited Partnership/LLP**, please provide the following:

State in which Limited Partnership or LLP is registered: _____

Name of Registered Agent or Officer: _____

Address of Registered Agent or Officer: _____

State: _____ City: _____ Zip: _____ Telephone: _____

In addition, give the following information for each member of the Limited Partnership/LLP (use an additional sheet of paper if necessary):

	<u>Member Name/SSN:</u>	<u>Address</u>	<u>Phone, Fax & E-mail</u>
1)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
2)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
3)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
4)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____

D) If the tax buyer is a **Corporation/LLC**, please provide the following:

State of Incorporation: _____ Year of Incorporation: _____

Is the Corporation in Good Standing? YES / NO

If the Corporation is NOT an Illinois Corporation, is
the Corporation licensed to do business in Illinois? YES / NO

Is the Corporation Publicly Held? YES / NO

Name of Registered Agent: _____

Address of Registered Agent: _____

State: _____ City: _____ Zip: _____ Telephone: _____

- 1) For each person with a stock or profit-sharing interest in the corporation, please provide
the following (use an additional sheet if necessary):

	<u>Name/SSN:</u>	<u>Address</u>	<u>Phone, Fax & E-mail</u>
1)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
2)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
3)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____
4)	_____	_____	_____
SSN:	_____	_____	_____
		_____	_____

E) If the tax buyer is a **501 (c) (3) Charitable Organization**, please provide the following:

Name of Chief Executive Officer: _____

Address of headquarters: _____

State: _____ City: _____ Zip: _____ Telephone: _____

Section V

REPRESENTATIONS AND WARRANTIES

I represent and warrant, except as is fully disclosed below with copies of the documentation of the matters disclosed, that the bidding entity registering to be permitted to participate in the 2009 Scavenger Sale is not affiliated with any other entity or person registering to bid at the 2009 Scavenger Sale, in that:

- (A) It has no capital, purchase money, or other finances in common with any other bidding entity or person registering to bid at the 2009 Scavenger Sale;
- (B) It shares no common ownership interest or common source of funds with any other bidding entity or person registering to participate at the 2009 Scavenger Sale;

- (C) It has no agreements to purchase or sell any parcels successfully bid on at the 2009 Scavenger Sale by any other registering bidding entity or person at the 2009 Scavenger Sale;
- (D) It has no agreements to purchase or sell any parcels successfully bid on at the 2009 Scavenger Sale by any entity or person known to be ineligible to bid at the 2009 Scavenger Sale;
- (E) It does not stand to gain financially pursuant to an agreement with another bidding entity registering for the 2009 Scavenger Sale concerning parcels to be bid upon or purchased by such other entity at the 2009 Scavenger Sale.

I represent and warrant that I am eligible to bid and purchase at the 2009 Scavenger Sale pursuant to all provisions stated in Section III (pg. 5) of this packet and provided for by 35 ILCS 200/21-265.

I have received a copy of the 2009 Scavenger Sale Rules and Regulations.

I have read and understand the 2009 Scavenger Sale Rules and Regulations.

I agree to comply with the 2009 Scavenger Sale Rules and Regulations.

Explanations, if needed:

Attach additional pages if necessary. Attach exhibits, if any, to application.

SIGNATURE OF PURCHASER: _____ **Date:** _____

***Signature(s) of ALL Registered Bidder(s):**

***PLEASE NOTE: Each authorized registered bidder is required to pick up his/her own badge and must present a valid form of photo identification at said time. In addition, a photograph will be taken of each authorized registered bidder.**

Pursuant to §1-109 of the Illinois Code of Civil Procedure, each of the undersigned states under oath or affirmation that all of the information set forth in this registration is true, correct, and complete.



MARIA PAPPAS
COUNTY TREASURER

OFFICE OF THE COUNTY TREASURER
118 NORTH CLARK STREET, ROOM 112
Chicago, Illinois 60602

Acknowledgement of the Single, Simultaneous Bidder Rule

As in prior tax sales, the Cook County Treasurer will enforce the Single, Simultaneous Related Bidding Entity² rule.

This rule provides that one tax-buying entity (principal) may not have its/his/her/their actual or apparent agents, employees, or related entities, directly or indirectly register under multiple registrations for the intended or perceived purpose of having more than one person bidding at the tax sale at the same time for the intended or perceived purpose of increasing the principal's likelihood of obtaining a successful bid on a parcel.

This rule does not prevent a single bidder from alternating the identity of the tax buyer for whom they are bidding at any given time, so long as related bidding entities, or entities perceived to be related, are not bidding at the same time.

The determination of whether registered entities are related, so as to prevent the entities from bidding at the same time, is the sole and exclusive discretion of the Cook County Treasurer or her designated representatives.

By signing below, I certify under penalty of perjury pursuant to § 1-109 of the Illinois Code of Civil Procedure, that I am a duly authorized agent, officer, or representative for _____; that I have received and understand the above rules; that at no time during the 2009 Scavenger Sale shall I, or the entity that I represent, or an entity directly or indirectly related to the above tax buyer, have multiple bidders registered as separate bidding entities, simultaneously bidding at the 2009 Scavenger Sale.

I agree that if the tax buying entity that I represent is challenged by the Cook County Treasurer with respect to having related, or allegedly related, entities simultaneously bidding at the Scavenger Sale, that all such disputes shall have exclusive venue and jurisdiction in the Circuit Court of Cook County.

Authorized Agent for the above Tax Buyer

Date

Printed Name

²A related Bidding Entity is defined as any individual, corporation, partnership, joint venture, limited liability company, business organization, or other entity that has a shareholder, partner, principal, officer, general partner or other person or entity having an ownership interest in common with, or contractual relationship with, any other registrant in the 2009 Scavenger Sale.



**COOK COUNTY CLERK'S OFFICE
RULES REGARDING THE ISSUANCE OF
CERTIFICATES OF PURCHASE
FOR THE 2009 SCAVENGER SALE**

- 1) **SCHEDULE OF PROPERTIES:** Must be filled out completely, signed and returned to the County Clerk's Office, Room 434, within 10 business days after the date of sale. Payment of thirty dollars (\$30) per parcel must accompany each parcel listed on the Schedule of Properties. This covers the \$20 Application Fee and a \$10 Certificate Fee required by Illinois Law. Payment is to be made to Cashier #1 in Room 434. The Schedule of Properties and your validated receipt from Cashier #1 must be brought to the Tax Sales Department in the Clerk's Office, Room 434.
- 2) **CONFIRMATION OF SALE:** Confirmation of the sales by the Circuit court will take place on an on-going basis throughout the tax sale. Therefore, Certificates will not be available until at least 45 days after filing of the Schedule of Properties. When available, Certificates may be picked up from the County Clerk's Office, Room 434, Tax Sale Department. If more than 15 certificates are to be issued, please call to schedule an appointment.
- 3) **CERTIFICATE OF PURCHASE:** After confirmation, Certificates of Purchase will be issued upon surrender of the original Tax Purchaser's receipt (issued by the County Treasurer's Office) to the County Clerk's Office. Tax buyers are responsible for keeping these receipts; the Treasurer's Office is unable to provide duplicates.
- 4) **NOTICE:** Requirements for going to deed, as well as redemption, extensions, and interest rates are contained in the Illinois Property Tax Code, 35 ILCS 200/1 et seq. All County employees are prohibited from discussing or giving advice on how to fulfill the legal requirements of going to deed. Kindly forward legal questions to your own attorney.

NOTE: If you have any questions regarding the above rules, please call (312) 603-6801.



APPLICATION FOR CERTIFICATE OF PURCHASE

Date of Application: _____ Registration # 09- _____

Name of Purchaser: _____

Name of Bidder #1: _____

Address: _____

City: _____ State: _____ Zip: _____

Name of Bidder #2: _____

Address: _____

City: _____ State: _____ Zip: _____

Name of Bidder #3: _____

Address: _____

City: _____ State: _____ Zip: _____

Name of Bidder #4: _____

Address: _____

City: _____ State: _____ Zip: _____

I (we) hereby apply to the County Clerk and County Treasurer of Cook County for issuance of a certificate of purchase for each of the properties on the attached schedule(s), and state as follows:

- 1) I (we) made (or authorized) the successful bid on each property listed on the attached schedules(s) at the sale of delinquent property taxes under Section 21-260 of the property Tax Code, conducted by the County Treasurer of Cook County, Illinois, on the dates indicated for each property on the schedule(s).

- 2) At least 5 business days before the first day of this sale, I (we) submitted a truthful, accurate and complete registration to the Treasurer of Cook County on the form(s) and according to the regulations prescribed by the Treasurer's office.
- 3) Neither I (we), nor any person or firm identified in the registration submitted to the Treasurer of Cook County was an owner or agent of an owner, mortgagee or agent of a mortgagee, lien holder or agent of a lien holder, holder of beneficial interest or agent of a holder of a beneficial interest on January 1st of any years for which taxes were delinquent at the time of my (our) bid(s) described in the schedule(s).
- 4) Neither I (we) nor any person or firm identified in the registration submitted to the Treasurer of Cook County was an owner or agent of an owner, mortgagee or agent of a mortgagee, lien holder or agent of a lien holder, holder of a beneficial interest in or of the property identified on the schedule(s) attached to this application at the time of the bid(s) described in the schedule(s).
- 5) Neither I (we) nor any person or firm identified in the registration submitted to the Treasurer of Cook County was an owner or agent of an owner, or party or agent of a party responsible for the payment of delinquent taxes, on any property in the County which was tax delinquent or forfeited for all of any part of each of 2 or more years when the registration was submitted.
- 6) Neither I (we) nor any person acting in my (our) behalf has twice failed to complete a purchase at the sale during which the properties on the attached schedule(s) were offered by failing immediately to pay a minimum bid or by failing to pay the balance of a bid for any property within one business day thereafter.

I (we) hereby affirm that I (we) have read this application and that the statements made in it are personally known by me (us) to be true, accurate and complete, under penalty of perjury as provided by law.

I (we) further understand that this application shall be void unless the schedule(s) of properties referred to in the application is (are) completed and delivered to the County Clerk.

Authorized signature of,
or on behalf of,
Purchaser: _____ Dated: _____

Signature of Bidder #1: _____ Dated: _____

Signature of Bidder #2: _____ Dated: _____

Signature of Bidder #3: _____ Dated: _____

Signature of Bidder #4: _____ Dated: _____

Name of Purchaser: _____ Reg. No.: _____
(STATE OF ILLINOIS) (SS.: COUNTY OF COOK)

SCHEDULE OF PROPERTIES

(Insert the Volume, PIN and Date of Sale for each parcel upon which a bid was successfully made on behalf of undersigned purchaser by the undersigned bidder(s). Attach additional sheets if necessary.)

	VOL	PIN	DATE OF SALE
1)	_____	_____	_____
2)	_____	_____	_____
3)	_____	_____	_____
4)	_____	_____	_____
5)	_____	_____	_____
6)	_____	_____	_____
7)	_____	_____	_____
8)	_____	_____	_____
9)	_____	_____	_____
10)	_____	_____	_____
11)	_____	_____	_____
12)	_____	_____	_____
13)	_____	_____	_____
14)	_____	_____	_____
15)	_____	_____	_____
16)	_____	_____	_____
17)	_____	_____	_____
18)	_____	_____	_____
19)	_____	_____	_____
20)	_____	_____	_____

I (we) hereby affirm that I (we) successfully bid upon the above properties at the sale conducted by the Treasurer of Cook County on the indicated dates, and I (we) request that the Clerk of Cook County attach this schedule to my (our) "Application for Certificate of Purchase" dated _____.

Signed under penalty of perjury as provided by law:

(Signature of Purchaser)

(Date)

(Signature of Bidder)

(Date)